WESTWOOD HOMESTEAD

PART OF THE NE 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: November 2020

NW Cor Sec. 6, T 6 N, R 2 E, -SLB&M, per WCoS tie sheet with NAD83 coordinates of record *N*=3630649.8 *E*=1564238.3 *U.S.ft*.

N 1/4 Cor Sec. 6, T 6 N, R 2 E, SLB&M, found destroyed, also see WCoS tie sheet record, with NAD83 coordinates of record *N=3630632.46 E=1566876.81 U.S.ft.*

N 89°37'24" W 2639.34' r

Basis of bearing = $N 89^{\circ}37'28''$ W (see boundary description) S 89°37'31" TPublic Road/Street) x————x———x———x———x———x———x—— . S. 89°37'31" E. 351.46'

Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C1	15°32'17"	75.000'	10.23	20.34	S 8°08'38" W 20.28'
C2	53°22'56"	85.000'	42.73'	79.19'	S 40°44'16" W 76.36'
C3	29°50'01"	95.000'	25.31'	49.47'	S 52°30'43" W 48.91'
C4	65°47'07"	20.000'	12.93'	22.96'	S 4°42'09" W 21.72'
C5	49°28'36"	110.000'	50.68'	94.99'	S 3°27'07" E 92.06'
C6	117°24'18"	15.000'	24.67	30.74	S 31°58'55" E 25.63'
C7	67°03'15"	50.000'	33.13'	58.52	S 33°54'06" W 55.23'
C8	29°50'01"	130.000'	34.63'	67.69	S 52°30′43″ W 66.93′
C9	65°47'07"	55.000'	35.57'	63.15	S 4°42'09" W 59.74'
C10	49°28'36"	75.000'	34.56'	64.76	S 3°27'07" E 62.77'
C11	22°58'14"	250.000	50.80	100.23	S 32°46′18″ W 99.56′
C12	7°24'49"	600.000	38.87	77.63	S 40°33'01" W 77.58'
C13	41°56'38"	155.000'	59.41	113.47	S 15°52'17" W 110.95'
C14	29°45'58"	80.000	21.26	41.56'	S 75°48'04" E 41.10'
C15	13°34'32"	25.000'	2.98'	5.92'	S 60°38'28" W 5.91'
C16	29°50'01"	105.000'	27.97	54.67	S 52°30′43″ W 54.06′
C17	51°30'58"	75.000'	36.19	67.43'	S 41°40'15" W 65.19'
C18	29°50'01"	155.000'	41.29	80.71	S 52°30′43″ W 79.80′
C19	65°47'07"	80.000'	51.74	91.85	S 4°42'09" W 86.89'
C20	49°28'36"	50.000	23.04	43.18'	S 3°27'07" E 41.85'
C21	22°58′14"	225.000'	45.72'	90.21	S 32°46′18″ W 89.60′
C22	7°24'49"	625.000'	40.49	80.87	S 40°33'01" W 80.81'
C23	7°24'49"	575.000'	37.25	74.40'	S 40°33'01" W 74.35'
C24	41°56'38"	180.000	68.99'	131.77	S 15°52'17" W 128.85'
C25	41°56'38"	130.000	49.83	95.17	S 15°52'17" W 93.06'
C26	73°21'30"	25.000'	18.62	32.01	N 80°56'10" E 29.87'
C27	28°17'58"	105.000'	26.47	51.86	S 76°32'04" E 51.34'
C28	68°20'20"	30.000'	20.36	35.78'	S 3°25'33" W 33.70'
C29	49°28'36"	100.000	46.08'	86.35	S 3°27'07" E 83.69'
C30	117°24'18"	25.000'	41.12'	51.23	S 31°58'55" E 42.72'
C31	5°26'03"	275.000'	13.05'	26.08	S 24°00'13" W 26.07'
C32	5°15'18"	250.000'	11.47	22.93	N 41°37'46" E 22.92'
C33	17°42'56"	250.000'	38.96'	77.30	N 30°08'39" E 76.99'
C34	90°00'00"	28.000	28.00	43.98	N 45°41'04" W 39.60'

C37 | 90°00'00" | 28.000' 28.00' | 43.98' |

28.000

WEBER COUNTY ENGINEER I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ____ day of ______, 20 ___.

13.53' 27.03'

N 44°18'56" E 39.60'

N 24°00'13" E 27.02'

S 44°18'56" W 39.60'

2. Additionally, the purpose of the survey is not to identify utility locations,

survey ties of visible utilities or from 811 Locator Services (Blue

4. This division is part of an overall parcel which is described in Warranty

Deed recorded as Entry Number 3080254 on August 27, 2020. All of

the boundary lines, except the north boundary, are original lines of

5. The north boundary is the section line, which is also the center line of

based on records of the location which were preserved by Martin B.

6. The existing fence line that is shown hereon is not a boundary division

fence. The subdivider owns the property on both sides of the line.

1900 North Street. The section line as monumented is being held. It

should be noted that the North Quarter corner of the section was found

rémenants of the monument May 23, 2018. The location noted hereon is

by Weber County Survey to have been destroyed when they located the

3. The basis of bearing is as noted and described in the Boundary

of underground utilities is made herein.

Moore, Jr. when he was County Surveyor.

Description.

above or underground, any utilities shown hereon are based on physical

Stakes), or from documents of record. No representation as to accuracy

Signature

C35 | 90°00'00"

C36 | 5°26'03" | 285.000'

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial quarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this day of

Chairman, Weber County Commission Title: Weber County Clerk

WEBER-MORGAN HEALTH DEPARTMENT I hereby certify that the soils, percolation rates, and site conditions for this

subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this _____ day of _____, 20____

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____day of _____, 20___.

Chairman, Weber County Planning Commission

_____, 20____.

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this

day of _____

NAD83 UT N N=3630489 E=1568290/ Remaining Agricultural Parcel, No approved for Development. -S 28°11'24" E Remaining Agricultural Parcel, No approved for Development. S 28°II'24 New Well Protection Easement(s)-Water way Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Relocated Coordinate System of 1983 (NAD83) established by Weber County Surveyor's Office of North see note 2. Irrigation tail 89°37'31" West between the monumented location of the Northeast corner (having Weber water ditch. County Surveyor State Plane Coordinates of record of N=3630615.2 E=1569515.4 U.S.ft) and the North Quarter corner (having Weber County Surveyor NAD83 State Plane Coordinates of 5' wide record of N=3630632.46 E=1566876.81 U.S.ft, said monument found to be destroyed by easement, Weber County Survey May 2018, the bearing between the monumented locations of said see note Northeast Quarter corner and the monumented Northwest corner, said Northwest corner having Weber County Surveyor State Plane Coordinates of N=3630649.8 E=1564238.3 is North 89°37'28" West), said tract described by survey as follows: COMMENCING at a point located 931.99 feet North 89°37'31" West along section line; FROM said Northeast corner of Section 6, said point being on the centerline of 1900 North Street; 50' Private Drive — Lot boundary for Lot 1 and RUNNING thence South 00°22'29" West 12.91 feet; Easement Lot 3, see Note 5. a chord bearing and distance of South 08°08'38" West 20.28 feet Thence South 89°37'31" East 10.33 feet, along the south right of way line of 1900 North Thence along the arc of a curve to the Right 79.19 feet (C2), having a radius of 85.00 feet with a chord bearing and distance of South 40°44'16" West 76.36 feet; Thence along the arc of a curve to the Left 49.47 feet (C3), having a radius of 95.00 feet with a chord bearing and distance of South 52°30'43" West 48.91 feet; S 89°37'31" E Thence South 37°35'43" West 66.76 feet Thence along the arc of a curve to the Left 22.96 feet (C4), having a radius of 20.00 feet with S 44°15'25" W 37.62'a chord bearing and distance of South 04°42'09" West 21.72 feet; Thence South 28°11'24" East 19.10 feet; Thence along the arc of a curve to the Right 94.99 feet (C5), having a radius of 110.00 feet with a chord bearing and distance of South 03°27'07" East 92.06 feet; Emergency Turn Thence South 21°17'11" West 64.47 feet; around easement hence along the arc of a curve to the Left 27.03 feet (C36), having a radius of 285.00 feet 7797 E with a chord bearing and distance of South 24°00'13" West 27.02 feet; Thence along the arc of a curve to the Left 30.74 feet (C6), having a radius of 15.00 feet with a chord bearing and distance of South 31°58'55" East 25.63 feet; Thence North 89°18'56" East 394.87 feet; Thence South 00°41'04" East 60.00 feet; Thence South 05°06'02" East 402.86 feet; Thence South 84°53'58" West 961.73 feet: Lot 4 Thence North 05°06'02" West 324.98 feet; Lot 3 3.5153 Acres, m/l 3.4384 Acries. m/l Thence North 28°57'51" East 721.15 feet, to section line being the center line of 1900 North Lot 2 Thence South 89°37'31" East 336.22 feet, along said section line and 1900 North Street 3.2845 Acres, m/l center line, to the point of beginning. Containing 14.1702 Acres, more or less. 50' Private Drive New Well Protection Easement(s) I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber NAD83 UT NI executed this plat from the responsibilities and/or liabilities N=3629837 **₺**=1568665 ന associated <u>therewit</u>h. NAD83 UT N Signed this day of N=3629820 E=1568**45**8 Temporary turnaround Weber County Surveyor easement NAD83 UT N N=3629779 E=1568**0**18 S 84°53'58" W Remaining Agricultural Parcel, Westwood Homestead — /NE cor— No approved for Development. *NARRATIVE* 1. The purpose of this survey is to create a subdivision plat that conforms to the subdivision requirements of Weber County for the zone in which the parcels reside. The zone that is applicable to this subdivision is

1. This irrigation ditch is controlled by a diversion structure on the north side of 1900 North

2. The waterway is shown with a culvert under 7750 East and only has water in times of heavy

3. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified

that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec.

5. Weber County is requiring that the streets are fully included in the lots of the subdivision.

4. All survey data shown or noted on this survey plat is measured data unless otherwise shown

Therefore, Lot 1 extends to the east boundary of the subdivision from the northeast corner

southerly to the location of curve C6. At this point the division line between Lot 1 and Lot 3

additional 53.52 foot distance along the center line of the street where the boundary of Lot 1

This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.

runs from curve C6 to the center line of the streets at said intersection (the line with the

bearing and distance of S 73°03'30" W 62.02') and continues through C32 and and the

in the Land Use Code for a particular zone are permitted at any time including the operation

of farm machinery and no allowed agricultural use shall be subject to restriction on the basis

spring runoff. Any runoff water discharges into the irrigation tail water ditch.

and Lot 2 run westerly. Lot 4 extends to the north boundary of the street.

106-1-8(c)(5)

Street. The water services the remainder parcel as a tail water ditch which is owned by the

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots, Public Road/Street and Private Drive as shown or noted hereon and name said tract WESTWOOD HOMESTEAD: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5) We hereby dedicate a Public easement and Right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) or and/or road(s) as public utility corridors as may be authorized by the Local

We hereby reserve unto ourselves, our heirs, our grantee(s), designee(s), successor(s), or assign(s), a perpetual private easement(s), and/or right(s)—of—way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided and have connecting access by the undersigned owner(s), designee(s), successor(s), or assign(s) on, over and across all those portions or parts of said tract of land designated on said plat as 50' Private Drive(s) as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heir(s), grantee(s), designee(s), successor(s), or assign(s).

Said 50' Private Drive(s) in connection with the 10' UE is also hereby granted as access to the Remainder Parcel property that is coincident with said 50' Private Drive(s) and 10' UE. We hereby grant and dedicate a perpetual right and easement over, upon and

under the lands designated hereon as Public Utility Easement(s), Drainage Easement(s), storm water detention/retention ponds, and Private Irrigation channels (collectively PUE), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation channel(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the Local Entity, designee(s), successor(s), or assign(s) and other uses as may be authorized by recorded document by the Local Entity, with no buildings or structures being erected within such easements without written authorization of the Local Entity. We hereby grant and dedicate a perpetual non—exclusive right and easement

over, upon and under the lands designated hereon as Utility and Drainage Easement(s) (UE), the same to be used for the installation maintenance and operation of Public Power service lines and facilities to Rocky Mountain Power, successor(s) and assign(s). A tract of land located in the Northeast Quarter of Section 6, Township 6 North, Range 2 East, And hereby reserve unto ourselves, our heirs, or grantee(s), designee(s),

successor(s), or assign(s), [collectively Lot Owner(s)] a perpetual Private Utility service easement over under and upon said Utility and Drainage Easement(s) UE) for the purposes of, including but not limited to: storm drainage facilities, rrigation facilities, or other private/public utility services as may be needful and necessary for the enjoyment of said Lot Owner(s). Furthermore, no buildings or structures shall be erected within such Utility and

Drainage Easement(s) or within the 50' Private Drive(s) without written authorization of all of the Lot Owner(s).

We hereby grant a perpetual right and easement over and upon the lands designated hereon as "Emergency turnaround easement" and "Temporary turnaround easement" for the use of Emergency Services, to the Local Entity, their successors and/or assigns, for the limited purpose of emergency access Thence along the arc of a curve to the Right 20.34 feet (C1), having a radius of 75.00 feet with and emergency vehicle turn around as may be authorized by the local entity. This easement is deemed to be a no parking zone by the Local Entity and can not be blocked or obstructed without the Local Entity's written approval. This easement is intended to be situated on a driveway as is/or will be constructed. We, the herein signers, grantor(s), hereby grant a well protection easement(s) to Weber/Morgan Health Department, 477 23rd St., Ogden, Utah, 84401, grantee, the terms of this easement are to comply with the regulatory laws, requirements, ordinances, and policies administered by the Weber/Morgan Health Department for the protection of drinking water related to culinary water wells in the State of Utah, and to provide a separation from a culinary water well from concentrated sources of pollution. The sources of pollution are described as but not limited to septic tanks, septic drain fields, garbage dumps, livestock corrals,

> inappropriate under the regulatory authority of the Weber/Morgan Health with the land and is binding on any and all successors and assigns. The easement is as shown and noted hereon as New Well Protection Easement(s) having a 100 foot radius. The center of which shall be the physical location of the well as constructed.

feed lots, hazardous waste storage, or other sources of pollutants deemed

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20___.

WESTWOOD EDEN, LLC, a Utah Limited Liability Company

STATE OF UTAH

COUNTY OF WEBER On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me

that said company executed the same. As a Notary Public commissioned in Utah, WITNESS my hand and official County Surveyor does not relieve the Licensed Land Surveyor who stamp the date in this certificate first above written:

(print name below signature):

My Commission Expires:

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use

Ordinance of Weber County as indicated by their approval hereon. Landmark Surveying, Inc. Weber County Recorder 4646 South 3500 West - #A-3 A Complete Land Surveying Service West Haven, UT 84401 Entry no. www.LandmarkSurveyUtah.com 801-731-4075 Filed for record and recorded DEVELOPER: Mike Westwood Address:3130 West 3600 South, West Haven, Utah 84401 book _____ of official records, on page___ NE 1/4 of Section 6, Township 6 North, Subdivision Range 2 East, Salt Lake Base and Meridian Revisions: June 2, 2021, modification per county requirements to DRAWN BY: EDR change the private streets to private drives. CHECKED BY: DATE: January 27, 2021

County Recorder: Leann H Kilts

By Deputy:_

Notary Signature:

WEBER COUNTY SURVEYOR'S CERTIFICATE

NE Cor Sec. 6, T 6 N, R 2 E,

^{′±}P.0.B. ____S __0°22**'**29" w ^{Str}ee<u>e</u>i

SLB&M, per WCoS tie sheet with

N=3630615.2 E=1569515.4 U.S.ft.

Remainder parcel depiction, Scale 1"=1000'

cres, see deed E# 3080254

E 1/4~

---x---x- EXISTING FENCE

---- EASEMENTS (as labeled or granted)

STREET CENTERLINE

FND SECTION CORNER

FND REBAR AND CAP

RECORD DATA

BOUNDARY DESCRIPTION

MEASURED DATA

SET #5x24" REBAR AND

CAP STAMPED LANDMARK

PRIVATE DRIVE EASEMENT

PUBLIC ROAD/STREET DEDICATION

his plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156—22—601 of the litch Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and sho ot be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.